



St. Dunstons Gardens, London, W3

£1,250,000 Freehold

A very spacious semi-detached corner plot family home with incredible potential to extend and develop STPP.

Development Potential STPP | Double Reception Room | Kitchen | 4 Bedrooms | En Suite Bathroom | No onward chain | Garden | 1700 Sq Ft / 158 Sq M | Council Tax Band G | EPC Rating Band C

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LOCATION

Located near the highly sought-after Poets Corner, you'll find an excellent selection of boutiques, coffee shops and restaurants. The property is within easy reach of a variety of amenities, including health clubs such as Mode Club, Park Club and David Lloyd, with the open spaces of Acton and Ravenscourt Parks also within easy reach.

Well connected by public transport, the property is within easy reach of Acton Main Line (Elizabeth Line & National Rail) Acton Central (Overground) and North Acton (Central line) providing easy access in and out of Central London.

DESCRIPTION

The property is a larger than average and comprises double reception room, dining area, a large separate kitchen with direct access to the garden, WC as well as a utility room. There is also an additional room on the ground floor that can be used as a study or guest room. The upstairs comprises three double bedrooms and two bathrooms, one of which is an ensuite.

The plot of land at the back of the garden is currently at pre-application stage for the potential development of a separate three-bedroom house (STPP). This offers the exciting potential for either development or further expansion of the existing property. The main house also has excellent potential for a large loft conversion (STPP).





LOCAL AUTHORITY
Ealing Council

TENURE
Freehold.

PRICE: £1,250,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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PROPERTY PHOTO PLANS
THE ONLY WAY TO PREPARE PROBLEMS

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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